**Sales:** 020 8900 2811
**Lettings:** 020 8900 2121
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# Ennerdale Gardens

Wembley, Middlesex, HA9 8QY

**Asking Price £500,000**

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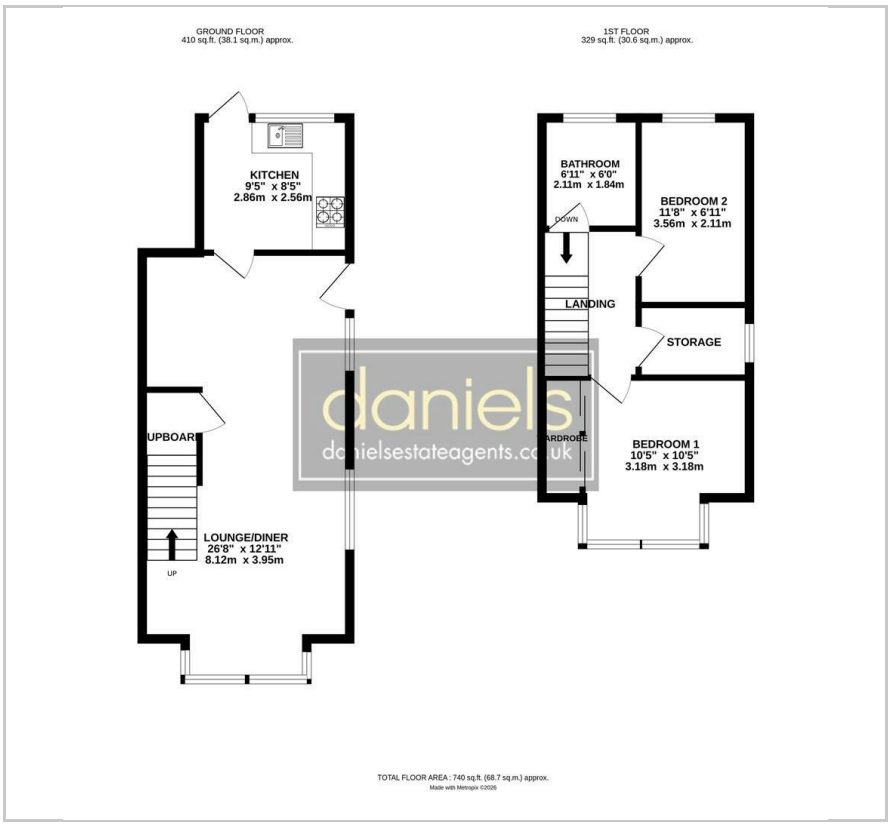
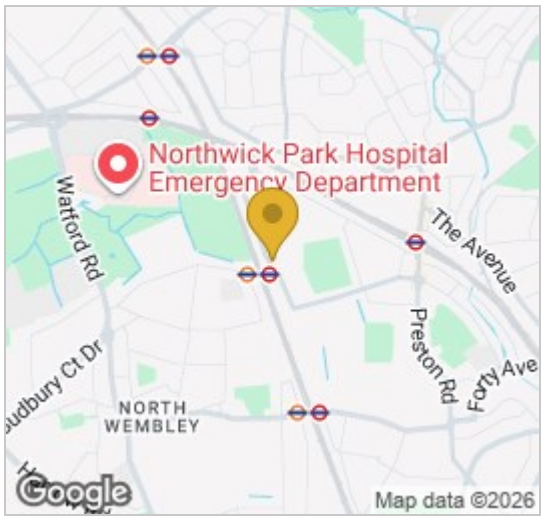
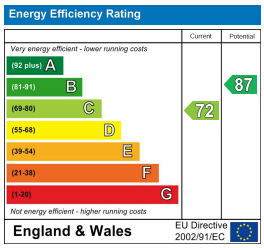
## Floor Plan

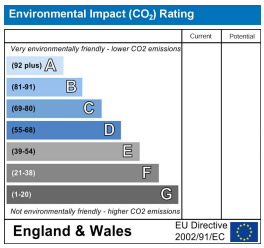



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Daniels, Wembley Office
on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- END OF TERRACE
- OFF STREET PARKING
- CLOSE TO AMENITIES
- TWO BEDROOMS
- NO UPPER CHAIN
- POTENTIAL TO EXTEND stpp

TWO BEDROOM END OF TERRACE - NO UPPER CHAIN - REAR PARKING - EXTENSION POTENTIAL (STPP).

Daniels are delighted to bring to the market this well-positioned two-bedroom end-of-terrace home, offered with no upper chain and providing an excellent opportunity for both homeowners and investors.

Situated in a highly sought-after residential location, the property is ideally positioned on the doorstep of a variety of local amenities and within easy walking distance of South Kenton Station, providing access to the Bakerloo Line and London Overground, with direct connections into Central London. The property is also within walking distance of Preston Road, offering a wide selection of shops, restaurants and everyday amenities, together with Preston Road Station, serving the Metropolitan Line.

Internally, the accommodation comprises a spacious through lounge, fitted kitchen, two good-sized bedrooms, family bathroom and a large storage cupboard, the home also has a HIVE system to help control the heating system remotely and a cctv system

Externally, the property benefits from front and rear gardens, together with a gated parking space to the rear. There is also excellent potential for further improvement, including a rear extension, loft conversion and the possibility of creating additional off-street parking to the front, subject to the necessary planning permissions.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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